



**ZONING ADMINISTRATOR  
PARCEL REVIEW COMMITTEE  
ACTION AGENDA  
WEDNESDAY, MAY 2, 2018**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 775 North Lake Boulevard, Tahoe City. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 775 North Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

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PLACER COUNTY ZONING ADMINISTRATOR	
1:00 p.m.  NO COMMENT	<b>PUBLIC COMMENT</b> Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

1:00 p.m. SB  APPROVED	<b>VARIANCE (PLN17-00172)</b> <b>SKYDIVE TRUCKEE TAHOE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Truckee Tahoe Airport District for the approval of a Variance to allow for a 40 square foot freestanding sign, 8 feet in height where a maximum of 20 square feet in area and 6 feet in height would otherwise be allowed. The sign is requested to be located no closer than 100 feet from the intersection of Martis Dam Road and State Route 267. The subject property, Assessor's Parcel Number 110-010-031-000, comprises approximately 144.2 acres, is currently zoned O. (Open Space) and is located at NE corner of the intersection of Martis Dam Rd. and SR-267 in the Martis Valley area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov.
1:10 p.m. SB  APPROVED	<b>MINOR USE PERMIT (PLN18-00093)</b> <b>BATTLE BORN PROPERTIES</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Battle Born Properties, LLC, for the approval of a Minor Use Permit to allow for the conversion of an existing commercial structure (restaurant) to a single-family dwelling and construct a new garage and gate. The subject property, Assessor's Parcel Number 117-110-016-000, comprises approximately .04 acres, is currently zoned Mixed-Use (North Tahoe West) and is located at 7252 No. Lake Blvd., in the Tahoe Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or sbuelna@placer.ca.gov
1:20 p.m. SB  APPROVED	<b>VARIANCE (PLN18-00092)</b> <b>HURD</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, James and Ann Hurd for the approval of a Variance to Front Setback requirement of 20 feet from property line to allow for a setback of 8 feet to structure (5.84 feet to eaves) to allow for the construction of a side-loaded, two-car garage. The subject property, Assessor's Parcel Number 110-200-043-000 comprises approximately .275 acres, is currently zoned RS-AO and is located at 1005 Martis Landing, in the Truckee area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov.

1:30 p.m. SB  APPROVED	<b>VARIANCE (PLN18-00127)</b> <b>TAHOE CITY PUD PARKING AREA</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Tahoe City Public Utility District, for the approval of a Variance to the parking standard contained in the Zoning Ordinance, Section 17.54.070.A.2.d, that require a landscape island every ten consecutive spaces to allow for the reconstruction of the parking area located at the upper parking lot maintenance building near the golf course. The subject property, Assessor's Parcel Number 094-540-011-000, comprises approximately 2.7 acres, is currently zoned Recreation and is located at 251 No. Lake Blvd., in the Tahoe City area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov
1:40 p.m. SW  APPROVED	<b>VARIANCE PLN18-00096</b> <b>FITTERER/MCCOWN</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Kelly McCown and Barbara Fitterer, for the approval of a Variance to the 30 foot front required setback for the construction of an addition to the existing residence which consists of a garage with a roof deck and living space proposed to be located 16 feet to the deck, 20 feet to the garage and 28 feet to the living space measured from property line. The subject property, Assessor's Parcel Number 069-062-009-000, comprises approximately .1153 acres, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet )and is located at 1152 Lake Drive, in the Soda Springs area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 Class 3 – New Construction of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 581-6288 or by email at swydra@placer.ca.gov
1:50 p.m. SW  APPROVED	<b>MINOR USE PERMIT PLN18-00121</b> <b>BROKEN ARROW SKYRACE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Squaw Valley Resort, LLC, for the approval of a Minor Use Permit to allow for the Broken Arrow Skyrace, a three-day, four-distance trail running event to be held at Squaw Valley ski hill and village once every year to be held in June. The subject property, Assessor's Parcel Number 096-020-012-000, comprises approximately .339 acres, is currently zoned VC (Village Commercial) and is located at 1960 N. Squaw Valley Road, in the Olympic Valley area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of CEQA and Section 18.36.030 – Class 1 Existing Facilities, of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530)581-6288 or by email at swydra@placer.ca.gov